

**MINUTES OF THE REGULAR PLANNING BOARD MEETING
MONDAY, OCTOBER 13, 2008
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

Vice President Ezzy Ashcraft called the meeting to order at 7:08 p.m.

FLAG SALUTE: Board member McNamara led the flag salute.

ROLL CALL:
PRESENT: Vice-President Ezzy Ashcraft, Board members Autorino, Cook and McNamara.

ABSENT: President Kohlstrand, Board members Cunningham and Lynch.

STAFF PRESENT: Cathy Woodbury, Director Planning & Building Department/Secretary to the Planning Board; Assistant City Attorney Farimah Faiz, Althea J. Carter, Executive Assistant/Recording Secretary.

MINUTES:

Minutes from the meeting of July 14, 2008 **(Continued to October 27, 2008)**.
Board member Cook expressed her confusion regarding the minutes for the Alameda Towne Centre project. She would prefer to review the tape from the meeting before voting to approve the minutes.
Due to lack of a quorum, this item was continued to the next regularly scheduled Planning Board meeting.

Minutes from the meeting of July 28, 2008
Board member Cook moved and Boardmember McNamara seconded the motion to approve the minutes of July 28, 2008. The motion passed with the following voice vote – 4, Noes: 0, Absent 3, Abstain: 0.

Minutes from the meeting of August 11, 2008 (pending)

Minutes from the meeting of August 25, 2008 (pending)

Minutes from the meeting of September 8, 2008 **(Continued to October 27, 2008)**
Due to lack of a quorum, this item was continued to the next regularly scheduled Planning Board meeting.

Minutes from the meeting of September 22, 2008 (pending)

5. AGENDA CHANGES AND DISCUSSION:

NONE.

6. STAFF COMMUNICATIONS:

Director Woodbury informed the Board that a Community Action for a Sustainable Alameda (CASA) meeting is scheduled at 6:30 pm on October 30, 2008 at the Alameda main library.

Board member Cook inquired how CASA is staffed and how noticing and meeting rooms would be handled.

Director Woodbury responded that staff from the Planning & Building department, Public Works department, and Alameda Power & Telecom worked with the community to establish the partnership. The community is expected to handle all administrative responsibilities. CASA information and meeting dates will be posted on the City's website.

6-A. Future Agendas

Staff provided an update on future agenda items.

6-B. Zoning Administrator Report

The Zoning Administrator meeting of October 7, 2008 was cancelled.

7. ORAL COMMUNICATIONS:

- * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.

NONE

8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

8-A. Residential Condominium Conversion – PLN08-0260 – 1531 Morton Street.

The applicant is requesting subdivision of ownership to condominium form for two detached single-family dwellings on one site. The site is located within an R-

4, Neighborhood Residential Zoning District. (DB) **Staff is requesting a continuance of this item to the meeting of October 27, 2008.**

8-B. Planned Development Amendment, Major Design Review – PDA05-0004, DR05-0073 – 523 South Shore Center – Harsch Investment Corp. The applicant requests approval of Planned Development Amendment and Major Design Review entitlements and certification of an Environmental Impact Report (EIR) for redevelopment and expansion of Alameda Towne Centre. The project includes redevelopment of the site, resulting in full build-out of up to approximately 706,650 square feet of gross leasable floor area, construction of a new parking structure, pedestrian, bicycle and transit improvements, new signage and other minor site improvements. (DG). (Continued from September 22, 2008). **Staff is requesting a continuance of this item at the applicants' request.**

The public hearing was opened.

Claire Risley requested the Board ensure, when a new date is set for this item, that the hearing not be scheduled between November 16, 2008 and January 13, 2009 when many citizens will be out of town. She requested the notices be mailed to interested parties three weeks prior to the hearing and the notification radius be expanded to greater than the current 500 feet. She also requested the hearing not be scheduled for a date when the agenda is full.

The public hearing was closed for Board discussion.

Board member Cook asked staff if a hearing date for the item had been set.

Director Woodbury responded no.

Board member Cook asked if information previously requested by the Board regarding this item would be provided prior to the future hearing date.

Staff responded yes.

Board member Cook reiterated her prior request for information on previous approvals regarding this project which included a request for a summary detailing the differences between previously granted entitlements and recent requests by the applicant. She also specifically would like the applicant to provide the number of square feet currently occupied at Alameda Towne Centre and she requested staff review the information provided by the applicant.

Director Woodbury responded that staff is preparing a response to the Boards previous request and confirmed that this information would be provided to the Board.

9. REGULAR AGENDA ITEMS:

9-A. Form-Based Zoning Study Session. The Planning Board will hold a study session to discuss form-based approaches to land use regulations and the potential applicability of form-based zoning for areas within Alameda. The Planning Board will not be taking an action on this item. The study session is for informational purposes only. (AT)

Ian Ross, consultant with City Design Collective, presented the report on form-based zoning. He explained that form refers to things that can be touched such as buildings, landscaping, and streets. Use refers to the events or functions that occur inside buildings. Unlike form-based codes (FBC), traditional zoning codes prioritize use not form. FBC allow for flexibility of land uses, use graphical representations, and tend to be more user friendly than codes that predominantly contain text. FBC prioritize the physical outcome of the site with less emphasis on what the site will be used for.

FBC are designed with substantial community input and provide a degree of certainty on the types of buildings that will be located in a given area. FBC allow stakeholders to determine what they want an area to look like then design the code for that outcome.

The public hearing was opened. There were no speaker slips for this item.

The public hearing was closed for Board discussion.

Board member McNamara stated FBC address issues she believes are important. She asked what would prevent a commercial user from locating within a residential area.

Ian Ross responded that flexibility is a major difference between FBC and conventional codes but FBC do not disregard specific land uses in particular areas. Protecting residential neighborhoods is primary goal of all codes.

Board member McNamara asked if Alameda were to adopt FBC how that would affect current zoning regulations.

Staff responded that some existing boundaries would remain intact.

Ian Ross stated that FBC and land uses are not mutually exclusive. It is not required that land uses change when establishing FBC.

Board member Cook stated she is comfortable with the concept of FBC. She inquired how FBC would work in a more traditional city like Alameda.

Vice President Ezzy Ashcraft inquired whether FBC would have helped the Board with the development of Bridgeside Shopping Center.

Ian Ross responded that the first step in creating FBC is to determine the vision for the areas then create the code based on that vision including community participation and input.

Board member Autorino stated that he understands the concept of FBC. He inquired whether FBC dictated architectural styles.

Ian Ross responded that FBC provide guidelines not mandatory architectural styles. FBC contain recommendations not requirements and are designed to be accommodating.

Board member Cook inquired how architects respond to FBC.

Ian Ross responded that the most important aspect of FBC is site development which is not important to architects. Architects are usually happy to be provided with some direction so that they can determine where there is flexibility.

Board member McNamara stated she liked the use of graphics with FBC but wondered if these types of codes set constraints on the type of windows a homeowner can install.

Ian Ross stated that FBC can be designed as suggestions or requirements based on the input of stakeholders.

Board member Autorino stated that FBC seem to take rules and regulations applicable in planned developments and apply them to an entire city.

Board member Cook inquired how to design FBC along waterfront areas to avoid everything being residential or commercial.

Ian Ross responded that some communities establish percentages, a certain percentage of the area is designated for residential or commercial use. City Design Collective prefers mixed-use buildings to mixed-use sites.

Board member Cook stated that the City is building retail sites but is not getting the types of businesses desired by the community. She inquired if FBC could help in this area.

Ian Ross stated that cities can control land uses but are limited in determining the specific store that can be located in a permitted area. For example if the code permits a pharmacy on a site a City cannot prevent a particular pharmacy from locating on the site simply because it doesn't like the store. FBC allow coding for the external look of the building.

Vice President Ezzy Ashcraft inquired if building officials, for example public safety and code enforcement, are included in the discussion when establishing the code.

Ian Ross replied that these departments are commonly part of the discussion since FBC must adhere to building codes and safety rules and regulations.

Vice President Ezzy Ashcraft asked what the process would be if Alameda decided to adopt FBC.

Director Woodbury informed the Board that when Council approved the North of Lincoln Strategic Plan staff was directed to implement the Plan using form-based codes. Staff intends to start developing FBC for this area in 2009.

Board member Autorino asked whether FBC could be implemented in a specific area and not citywide.

Director Woodbury responded yes and explained that it would be similar to overlay zoning districts. It is acceptable to develop a section of the code for a particular area or district.

Ian Ross commented that FBC are designed for a district based approach and makes them more effective.

Vice President Ezzy Ashcraft thanked the consultant for a thorough and informative presentation.

10. WRITTEN COMMUNICATIONS:

10-A. Transmittal of SunCal redevelopment plan for Alameda Point. The plan will be discussed by the Planning Board at the regularly scheduled meeting of October 27, 2008. No action is being requested at this time.

Director Woodbury explained that SunCal would be presenting their draft development plan for Alameda Point at the next Board meeting. This information is being provided to the Board in advance of that meeting.

Board member Cook inquired whether SunCal was proposing a ballot measure.

Director Woodbury responded that is her understanding.

Board member Cook asked if the ballot measure was approved what role Boards and Commissions would have in the process and she asked whether environmental review is still required.

Director Woodbury responded that ballot measures do not require environmental review. Staff will request SunCal to include a discussion of the ballot measure in their presentation to the Board on October 27, 2008 and will provide more information regarding the approval process for the overall project.

Board member McNamara stated that she understood SunCal had been given a month extension.

Director Woodbury informed the Board that the extension was granted to allow SunCal time to meet with all Boards and Commissions to incorporate comments and suggestions received at these meetings into a final development plan.

11. BOARD COMMUNICATIONS:

Board members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Board may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or, through the chair, direct staff to

NONE

12. ADJOURNMENT: @ 9:27 p.m.

Respectfully submitted,

Cathy Woodbury, Secretary
City Planning Board

This meeting was audio and video taped.